

FOR SALE

17.23 Acres | 6.97 Hectares

Leathan Fields Portlethen

Residential
Development
Opportunity
with Planning Consent



Land at Schoolhill
Portlethen
Aberdeenshire
AB12 4LX

Detailed planning consent obtained for **175 new homes**
in one of Aberdeen's most desirable commuter towns

 Hill
Dryburgh

 JLL

Location

- Portlethen is a commuter town within Aberdeenshire, popular for its semi-rural character and excellent connectivity to Aberdeen city.
- The site is located 7 miles south of Aberdeen City Centre via the A92 dual carriageway.
- Portlethen is well served by road and rail links to Aberdeen as well as links to key employment zones in Westhill, Kingswells and Aberdeen Airport via the AWPR.
- Hillside Primary School is conveniently located next to the site. Local amenities within walking distance include Co-op convenience store and Domino's Pizza. Supermarket, homewares and hot food retailers are located at Portlethen Retail Park.
- The site is located beside the 18-hole championship Portlethen Golf Club course.
- Badentoy Industrial Estate is located almost adjacent to the Subjects and is a key commercial and employment zone in the local area
- The well-regarded Portlethen Academy, a local medical centre and dental practice are all within 5 minutes drive of the site. Further community facilities include a library, swimming pool, tennis courts, and bowling greens are also available within Portlethen.
- The site benefits from attractive views east to the North Sea and south to Portlethen Golf Club.



— Bus Route — Train Route — A92



- 1-5 min walk to Hillside Primary School
- 3-5 min walk to Co-Op
- 3-5 min walk to bus stop
- 10-12 min Walk to golf course



- 6 min cycle to main commercial area
- 10 min cycle to Portlethen Academy
- 14 min cycle to beach
- 10 min cycle to train station



- 5 min bus to Portlethen Academy
- 17 min bus to Aberdeen Train Station
- 1h 20 min bus to Dundee



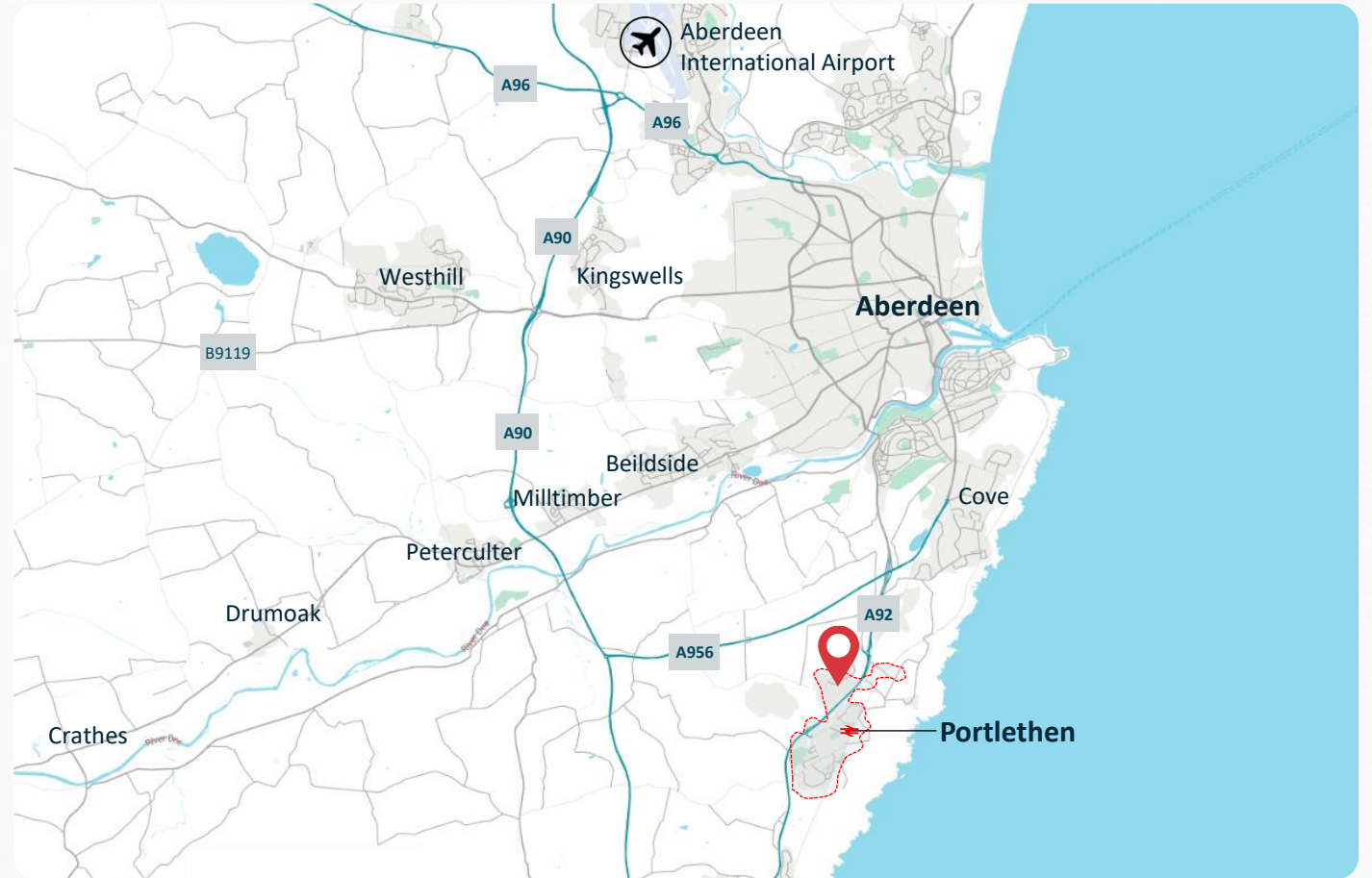
- 8 min train to Stonehaven
- 12 min train to Aberdeen
- 1h 16 min train to Dundee



- 3 min drive to Portlethen Academy
- 15 min drive to Aberdeen
- 15 min drive Stonehaven
- 23 min drive to Aberdeen Airport

Aberdeen

- Aberdeen's economy is growing faster than the UK average, with material growth in the sustainable energy, life sciences and technology sectors.
- The University of Aberdeen ranked 15th in The Times UK University Rankings 2025 and boasts a high graduate retention rate, further fueling the growth and dynamism of the city.
- Aberdeen is on track for £16 billion of infrastructure investment and the proposed creation of 10,000 new jobs by 2030.
- House prices have recovered post the oil and gas crash, with commuter suburbs amongst the top performing locations.



Accommodation Summary

- The opportunity extends to 17.23 Acres (6.97 Hectares) arranged over 6 plots and benefits from detailed planning permission for 175 units; 129 private (L5, M5, M6 & U5) and 46 affordable (AF3 and AF4).
- A full accommodation schedule is available within the dataroom.

Accommodation Schedule

Parcel	Tenure	Gross Acres	Net Acres	Total Units
AF3	Affordable	1.70	1.32	30
AF4	Affordable	0.62	0.32	16
L5	Private	3.82	2.50	38
M5	Private	3.05	2.67	31
M6	Private	3.10	2.61	30
U5	Private	4.94	3.60	30
Total		17.23	13.02	175



Planning & Technical

Planning

- The site is covered by the Aberdeenshire Local Development Plan which was adopted in January 2023. It replaces the previous Aberdeenshire local development plan 2019. Under the plan the subject property sits within the Aberdeen to Laurencekirk strategic growth area.
- The six plots offered to the market form part of an implemented wider planning consent for 840 residential units, obtained in December 2004 (PP/2000/0006).
- The Subjects comprise the remaining parcels to be developed out within this wider consent. Detailed Planning Permission for 175 residential units was approved on appeal in November 2024 (Appeal Ref PPA-110-2453, Planning Application Ref APP/2016/0934).
- The S75 has been signed, a copy is provided within the dataroom.



Technical

Access to a comprehensive Dataroom will be provided on request. This includes:

- Site Investigation Report (2014)
- Topographical Survey
- Consented Site Layouts
- Transport Assessment
- Services & Utilities Drawings
- WIA/DTA
- RCC/Roads Bond
- Roads Adoption Plan

In addition, there is a significant amount of technical information available to view and download from Aberdeenshire Planning portal.

Offers

- **Offers are sought for the Heritable Interest of all six plots.**
- Interested parties are advised to note their interest in writing to the joint selling agents JLL and Hill Dryburgh.
- All parties who notify interest will be informed of closing date arrangements.
- Conditional offers are required to include full details of conditionality and include timescales to purify conditions.
- The purchaser will be responsible for their own legal costs and all taxes associated with this transaction. The property is VAT elected.
- Please note our clients are not obliged to accept the highest or indeed any offer submitted for the site.

Further information

To request further information or to arrange access, please contact JLL or Hill Dryburgh:



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